

NR – Neighborhood Residential District

The Neighborhood Residential District is intended to be the default single-family detached district and suburban in character. It includes various flexible lot size configurations, but is tied to an overall development density. Although it will be comprised of predominantly single-family detached housing, different development options (developed as a planned development) could allow a small percentage of new development to be single-family attached housing types. These areas are developed with an urban roadway cross-section.

NR District Land Uses			
Permitted Land Uses Uses allowed without restrictions/special approvals.	Restricted Land Uses* Uses allowed subject to certain restrictions.	Conditional Land Uses* Uses allowed with approval of a Conditional Use Permit.	Prohibited Land Uses Uses not allowed within the district.
Local/Neighborhood Utilities Passive Outdoor Recreation Single-Family Detached	Education Family Home Childcare Government Group Home Home Enterprise Industrialized Housing Neighborhood Amenity Religious Assembly Residential Childcare Facility Single-Family Zero Lot Line	Bed and Breakfast Lodging Cemetery Community Assembly/Amenity Housing/Services for the Aging Manufactured Home Manufactured Home Park Tiny House Development Wireless Transmission Facility	Animal Clinic or Services Animal Production/Ranching Apartment (Mid / High Density) Aviation Fixed/Rotary Wing Bar or Night Club Brewery/Distilling/Winery Business or Trade School Campground College/University Commercial Parking Commercial Rec./Entertain. Commercial Stables Contractor Services Crop Production and Sales Food & Drink (general) Full/Limited Service Hotel Game Ranch Hospital Industrial Services Heavy Industrial Services Light Large Scale Retail Sales/Service Live-work Unit Major Utilities Medical Clinic Office-Showroom Pawn Shop Research & Development Resort Hotel Resource Extraction RV Park Scrap and Salvage Yard Self-Storage Social Service Institution Special Event Venue Storage Yard Transportation Facilities Vehicle Gas/Fueling Station Vehicle Sales and Rentals Vehicle Services Warehouse Waste Related Services
Master Planned Community Land Uses Uses allowed only within an approved Master Planned Community.			
Cottage Day-Care Center Duplex Food & Drink (neighborhood) General Retail Sales Loft Apartment Medical Office Office Personal Services Quadplex Shopping Center Single-Family Attached Townhouse Triplex			
*Refer to Restrictions and Conditions below.			

Restrictions and Conditions	
Land Use	Restrictions/Conditions
Manufactured Home	Shall be located within a Manufactured Home Subdivision per Section 4.2.3.C, <i>Manufactured Home Subdivisions</i> . Manufactured homes shall comply with minimum standards per Section 4.2.3.B, <i>Manufactured Home Building Unit Standards</i> .
Manufactured Home Park	Subject to requirements of Section 4.2.3.D, <i>Manufactured Home</i> . Manufactured homes shall comply with minimum building standards as set out in Section 4.2.3.B, <i>Manufactured Home Building Unit Standards</i> .
Tiny House Development	Tiny House Developments are subject to the requirements of Section 4.2.4, <i>Tiny House Development</i> . Tiny houses shall be connected to utilities as set out in Section 4.2.4.C.8, <i>Utilities</i> and Section 4.2.4.C.9, <i>Solid Waste</i> .
Cemetery	Access must be via arterial/collector street. Facility shall be set back 100' from residential property and enclosed by wall/fence.
Res. Childcare Fac.	Limited to no more than 6 unrelated children.
Community Assembly/ Amenity	Parcel shall take access via arterial/collector street. Parking shall be on-site. Off-site parking through shared parking agreement if parking lot is within 250' of the parcel and connected via a sidewalk.
Nbhd. Amenity	Property shall be owned and managed by a property owner's association and required parking shall be accommodated on-site.
Education	Parking shall be on-site. Access shall facilitate safe and expedient pick-up/drop-off. Secondary school access shall be via collector/arterial road. Outdoor activities shall be set back from residential property 25' and enclosed by wall/fence.
Government Fac.	Parcel shall be screened by a Type C Buffer yard from residential property.
Housing & Services for the Aging	Facilities for more than 10 residents shall take access from an arterial or collector street. No facilities shall be permitted at the intersection of two arterial streets. The owner/operator shall maintain all certification and licensing requirements by the state.
Religious Assembly	Facilities over 20,000 square feet shall take access from an arterial or collector street. Parking shall be on-site.
Wireless Trans. Fac.	Wireless Transmission Facility subject to Section 4.6.6 of these regulations. Height is limited to 80'.
Bed and Breakfast Lodging	Owner/operator must be full-time resident of the main dwelling. Maximum 4 guestrooms per property. No on-site parking in the front yard and must be screened by a 6' wall/fence and 5' landscape buffer. No food preparation allowed within guestrooms. Guestroom rentals shall not be allowed for more than 21 consecutive days.
Child-care, Family Home	100 sq. ft. outdoor open space enclosed by 6'+ building/fence/wall required per child. Max one person outside of home may be employed by facility.
Home Enterprise	Must be incidental and secondary to residential use. Property must appear residential. Within principal structure must be less than 20% of home's livable 1 st floor or 500 sq. ft. Within accessory structure must be less than max accessory structure size allowed. No external alterations, outdoor storage, display of goods/products/services, or signage. Related parking limited to residential driveway or on-street parking (if allowed). No traffic 8 pm to 6 am. Instructional services (music/dance/tutoring) limited to 5 students. No offensive/nuisance sound, smell, vibration, light or dust. No hazardous materials on premises. The following are not allowed: child-care facilities over 10 children, retail sales, vehicle sales/services including the painting of vehicles.
Single-Family Zero Lot Line	Only allowed when included in plat designating the lot for Zero Lot Line Development and must follow the development standards specified in Subsection 4.23, Single-Family Zero Lot Line Development.
Group Home	Must be Licensed by the state. Limited to 6 residents and 2 supervisors. City code authorizes any other group/community home use in residential districts if required by state or federal fair housing regulation.
Industrial Housing	Required to have similar exterior and a value equal to or greater than the median taxable value for each single-family detached unit located within 500 ft'.

NR District Development Standards									
Development Type									
Requirement	Suburban	Neighborhood	Neighborhood (rear loaded)	Single- Family Zero Lot Line	Cottage	Manuf. Home Subdivision	Manuf. Home Park	Tiny House Dev.	Nonresidential
Minimum Lot Size	12,000 sf	5,000 sf	4,200 sf	5,000 sf	3,600 sf	4,600 sf	3,600 sf	3,600	32,670 sf
Minimum Lot Width	65 ft.	50 ft.	42 ft.	50 ft.	30 ft.	46 ft.	40 ft.	40 ft.	80 ft.
Min. Corner Lot Width	65 ft.	60 ft.	52 ft.	65 ft.	40 ft.	56 ft.	20 ft.	40 ft.	80 ft.
Min. Lot Frontage	25 ft.	20 ft.	20 ft.	20 ft.	20 ft.	20 ft.	15 ft.	20 ft.	50 ft.
Front Setback	30 ft.	25 ft.	15 ft.	25 ft.	10 ft.	15 ft.	15 ft.	15 ft.	30 ft.
Interior Side Setback	10 ft.	5 ft.	5 ft.	0/10 ft.	5 ft.	5 ft.	5 ft.	5 ft.	15 ft.
Street Side Setback	20 ft.	15 ft.	15 ft.	15 ft.	10 ft.	15 ft.	10 ft.	10 ft.	25 ft.
Rear Setback	20 ft.	15 ft.	15 ft.	15 ft.	10 ft.	15 ft.	15 ft.	15 ft.	20 ft.
Garage Setback	25 ft.	25 ft.	N/A	25 ft.	25 ft.	n/a	n/a	n/a	n/a
Garage Setback Alley Access	7.5 ft.	7.5 ft.	7.5 ft.	7.5 ft.	7.5 ft.	n/a	n/a	n/a	n/a
Maximum Height	35 ft.	35 ft.	35 ft.	35 ft.	25 ft.	25 ft.	25 ft.	25 ft.	35 ft.
Max. Lot Coverage	45%	50%	60%	50%	60%	50%	50%	50%	70%
Minimum Unit Size	900 sf	900 sf	800 sf	900 sf	600 sf	900 sf	900 sf	140 sf	n/a
Minimum Size Dev.	10 acres	5 acres	6 acres	5 acers	3 acres	5 acres	5 acres	5 acres	n/a
Max. Units/Acre	3	6.25	6.3	6.25	7.25	7.25	5.25	5.25	n/a
Min. % Open Space	10%	11%	18%	11%	20%	25%	40%	40%	n/a
Single-Family Zero Lot Line development, one interior side lot line min setback may be 0' and the opposite interior side lot must be a min of 10' conformance with the approved subdivision plat for the development									